

Community Development Committee

Meeting date: April 6, 2020

Environment Committee

Meeting date: April 14, 2020

For the Metropolitan Council meeting of April 22, 2020

Subject: City of St. Anthony Village 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21901-1

District(s), Member(s): District 8, Abdirahman Muse

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Michael Larson, Senior Planner (651-602-1407)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of St. Anthony Village to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Tables 1, 2, and 3 of the attached Review Record.
3. Revise the City's affordable housing need for 2021-2030 to 152 units.
4. Prior to final Plan adoption, the City needs to update or revise the following items:
 - a. Acknowledge the services of Metro Mobility.
 - b. Incorporate the Local Water Management Plan that the City adopted on June 11, 2019.

Recommendation of the Environment Committee

1. Approve the City of St. Anthony Village's Comprehensive Sewer Plan.
2. Correct the characterization of the extent and billing reimbursement of intercommunity wastewater flow with Minneapolis.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of St. Anthony Village to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The southern part of the City of St. Anthony Village is located along the eastern border of Hennepin County. The northern part of the City is located along the western border of Ramsey County. It is surrounded by the communities of New Brighton, Roseville, Minneapolis, and Columbia Heights.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with the proposed revisions
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of St. Anthony Village 2040 Comprehensive Plan

Review File No. 21901-1, Business Item No. 2020-91 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Three Rivers Park District and Minneapolis Park and Recreation Board are the Park implementing agencies for different Regional Parks System components in St. Anthony Village, for which the Plan accurately describes the Regional Parks System components (Figure 1). Regional Parks, Park Reserves, or Special Recreation Features located within the City include Silverwood Special Recreation Feature. Regional Trails located within the City include the Northeast Diagonal Regional Trail and the Grand Rounds Missing Link Regional Trail Search Corridor. There are no State or Federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP). It accurately reflects transportation system components of the TPP and is consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the highway system element of the TPP. There are no metropolitan highways within the City's boundaries except a very short segment of I-35W along the City's southern border, which has no access point located within the City. The Plan accurately reflects the regional functional classification map. Within the City there are five A-minor Arterials, one A-minor Reliever, and two "Other" minor arterials. St. Anthony Boulevard and portions of Stinson Boulevard, Silver Lane, and 29th Avenue NE are currently designated as major collectors, with Stinson Boulevard south of St. Anthony Boulevard to Lowry Avenue recommended to be a major collector in the future. The City has no existing minor collectors, but five roads are proposed to be upgraded from local streets to minor collectors.

The Plan identifies all of the required characteristics of the community's roadways, including existing and forecasted traffic volumes for principal and A-minor arterials. Traffic forecasts on Plan Figure 6-10 reflect 2040 model projections produced by the Council. Expected traffic from anticipated development in the "Southern Gateway" area is also noted on this map. Future traffic levels are only slightly higher than current traffic volumes, so most roads have adequate capacity to accommodate these forecasts. The Plan suggests some improvements at intersections and other operational improvements to handle problem areas, especially those studied in the traffic study for the proposed Southern Gateway project. The Plan includes discussion of Hennepin and Ramsey County guidelines to manage access along the City's roads. The Plan also includes discussion of roadway safety as well as maps of roadway jurisdiction and the number of lanes.

Transit

The Plan shows the City is in Transit Market Areas II and III, and defines transit appropriate for those areas. Plan Figure 6-17 and related discussion identify existing Metro Transit routes and notes that the City is also served by Transit Link. The Plan correctly acknowledges that the TPP does not show any transitway investments planned for the City, but it does acknowledge the 35W and Central Avenue Bus Rapid Transit (BRT) as potential nearby transitways that are included in the 2040 TPP's Increased Revenue Scenario.

Advisory Comment

Prior to Plan adoption, the Plan needs to acknowledge the services of Metro Mobility.

Aviation

The Plan conforms to the aviation system element of the TPP. There are no existing or planned airport or navigation aids within the City, nor heliports or seaplane bases. The Plan acknowledges the FAA regulations and required forms to notify FAA about any structures taller than 200 feet. However, since the City's zoning code allows no structures taller than 75 feet, it is unlikely there would be any need to notify FAA.

Bicycling and Walking

The Plan is generally consistent with the Bicycling and Pedestrian chapter of the TPP. There is discussion of both walking and biking. Sidewalks are identified in the text, and Figure 6-12 shows existing and proposed sidewalks, bike lanes, and multi-use trails. Figure 6-13 identifies the Regional Bicycle Transportation Network (RBTN) alignments in the City along St. Anthony Boulevard, Stinson Boulevard, and CSAH 88/Northeast Diagonal Trail. The City concurs with the latter two routes, which are also designated as regional trail alignments. Hennepin County and the Minneapoolis Park and Recreation Board have also identified a planned bicycle route along St. Anthony Boulevard. However, the City has passed a resolution opposing an off-street bicycle route along the residential portion of St. Anthony Boulevard between Stinson and New Brighton Boulevards. The non-motorized portion of the Plan also reflects Ramsey County bicycle plans.

Freight

The Plan is consistent with freight policies of the TPP. The Plan includes heavy commercial vehicle traffic counts, in Plan Figure 6-16. The City has no barge terminals. Freight rail facilities include the CP railroad, which proceeds east from the Shoreham Yard in Minneapolis along the northern portion of the City; and the north-south Minnesota Commercial Railway, which passes through the extreme southeast portion of the City. An abandoned BNSF line within the City is now a bicycle trail parallel to CSAH 88. There is one grade separated crossing of the CP rail at Silver Lake Road. The Plan identifies safety concerns and desired crossing improvements for the CP Rail.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's accepted forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors 1 -MN-302

and 1-RV-430. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 5,100 sewer households and 3,700 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan. The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Urban communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (City) and private property sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public and private collection system including inspection and follow-up rehabilitation projects many of which are included in the City's on-going Pavement Management Program. The Plan summarizes efforts that included completion of a city-wide sump pump inspection and disconnection program in 2006, and implementation of a point-of-sale inspection and disconnection program for foundation drain connections to the sanitary sewer system in the early 2000's. Other activities include flood mitigation projects and televised inspection of private services. The City has included a list of identified projects in its capital improvement program that include some aspects of I/I assessment and mitigation.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Section 50.16) that prohibits the discharge of storm water, surface water, or groundwater from roofs, subsurface drainage systems, or cooling water to the sanitary sewer system. Any roof drain, sump pump, foundation drain, or surface drain is required to be disconnected.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that at least 66% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe. Nearly all the City's public sanitary sewer collection system has been reconstructed in the last 30 years. Using recent dry weather wastewater flow generation, and comparing against water consumption data, the Plan states that I/I contributes approximately 26% of the City's base flow. The Plan also indicates that the about half of the peak monthly flow that occurred between 2011 and 2015 was attributable to I/I.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Advisory Comments

The Plan incorrectly characterizes the extent and billing reimbursement of intercommunity wastewater flow with Minneapolis (page 12, Intercommunity Flow). It neglects to include flow from that portion of the City that is served through its Harding Street Lift station and the downstream gravity connection to the Minneapolis collection system near 36th Avenue NE and Stinson Boulevard. This area is not identified in Figure 3 map; however, it is depicted in both Figure 1 (Sanitary Sewer Service Areas) and Figure 2 (Existing Sanitary Sewer System). The Council uses information from the City and adjusts the wastewater flow volume allocations for billing purposes whereby the calculated flow from this area is subtracted from the Minneapolis allocation, and added back into the St. Anthony allocation. The Plan statement that "St. Anthony bills these properties for their sewer and water usage and then forwards the

fees collected on to the City of Minneapolis” is incorrect. The City needs to confirm this understanding and revise this section accordingly prior to final Plan adoption.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. St. Anthony Village lies within the oversight boundaries of the Mississippi (River) Watershed Management Organization and the Rice Creek Watershed District. The City submitted a draft Local Water Management Plan (LWMP) update to the Metropolitan Council (Council) in February 2018. Council Water Resources staff reviewed and commented on the draft LWMP in a letter to the City and Watersheds dated March 30, 2018. The LWMP was approved by the Mississippi Watershed Management Organization on January 8, 2019 and by the Rice Creek Watershed District on February 27, 2019. The City adopted the LWMP on June 11, 2019. The Plan incorporates the December 2017 version of the LWMP as an Appendix.

Advisory Comments

Prior to adoption, the Plan needs to incorporate the LWMP that the City adopted on June 11, 2019.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

City and Council staff have agreed to adjust the Council’s forecasts to reflect current developments in St. Anthony Village. The revised forecasts appear in Chapter 3 (page 28) and Chapter 4 (Table 4.3). The following tables showing the City’s revised total forecasts (Table 1), as well as the revisions broken out by the portions within both Ramsey (Table 2) and Hennepin Counties (Table 3), will be approved simultaneous with Council action on the Plan.

Table 1. City of St. Anthony Village Forecasts

	Census	Observed	Previous Council Forecasts			Proposed Forecasts		
	2010	2018	2020	2030	2040	2020	2030	2040
Population	8,226	9,067	8,600	8,700	8,800	<u>10,000</u>	<u>10,800</u>	<u>10,900</u>
Households	3,848	4,096	4,200	4,300	4,400	<u>4,600</u>	<u>5,000</u>	<u>5,100</u>
Employment	2,983	3,769	3,500	3,630	3,700	3,500	3,630	3,700

Table 2. City of St. Anthony Village Forecasts (Ramsey County part)

	Census	Observed	Proposed Forecasts		
	2010	2018	2020	2030	2040
Population	3,070	3,680	<u>4,790</u>	<u>5,220</u>	<u>5,290</u>
Households	1,638	1,863	<u>2,200</u>	<u>2,420</u>	<u>2,470</u>
Employment	1,357	1,388	1,700	1,760	1,800

Table 3. City of St. Anthony Village Forecasts (Hennepin County part)

	Census	Observed	Proposed Forecasts		
	2010	2018	2020	2030	2040
Population	5,156	5,387	<u>5,210</u>	<u>5,580</u>	<u>5,610</u>
Households	2,210	2,233	<u>2,400</u>	<u>2,580</u>	<u>2,630</u>
Employment	1,626	2,381	1,800	1,870	1,900

With this forecast revision, the 2021-30 Affordable Housing Need for the City increases. The Plan acknowledges the 2021-2030 affordable housing need allocation of 152 units; 74 of which are needed at prices affordable to households earning 30% of AMI or less, 53 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 25 of which are needed at prices affordable to households earning between 51 and 80% of AMI.

Chapters 4 and 5 describes how land supply and staging accommodate the forecasted growth. The land supply accommodates the requested forecast.

Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the *Thrive* community designation of Urban (Figure 2). Thrive describes Urban communities as having experienced rapid development during the post-World War II era and exhibit the transition toward the development stage dominated by the influence of the automobile. Urban communities are expected to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, Urban communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP.

As illustrated in Figure 3, the City is a fully developed community with only 1% undeveloped land. Approximately 43% of the City is residential. The next largest uses of land are park/recreational (16%) and Institutional (13%). The City is home to Silverwood Special Recreation Feature, part of the Three Rivers Park District; and Francis A. Gross Golf Course, a facility owned by the Minneapolis Park & Recreation Board.

The Plan identifies development and redevelopment areas at densities that exceed the Urban density policy minimums. This minimum planned density is consistent with regional Urban land use policies that require an average net residential density of at least 10 units per acre in areas of new development and redevelopment. As shown in Table 2 below, the expected overall density of planned residential growth is a minimum of 19.1 units per acre. The City anticipates mixed use redevelopment and intensification in the northern part of the City in areas guided as Commercial, with high density residential uses in the southwestern corner of the City.

Table 4. Planned Residential Density, City of St. Anthony Village

Category	2018-2040 Change				
	Density				
	Min	Max	Net Acres	Min Units	Max Units
Commercial*	30	40	10	300	400
High Density Residential	20	40	20.5	410	818
Medium Density Residential	4	20	8.7	36	173
	TOTALS			746	1391
	Overall Density			19.1	35.5

*17.5% residential

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 4,200 homes including 2,200 multifamily units and nearly 2,050 single-family homes. There are a small number of manufactured homes remaining, and approximately 1,800 homes are rented. More than 2,300 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, 1,000 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 300 units affordable to households with income at or below 30% AMI and nearly 350 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including meeting the need for increasing rental housing demand at all income levels, maintenance and reinvestment in existing housing stock, and preservation of naturally occurring affordable housing. The City has more than 200 units of publicly subsidized housing, including 45 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 152 units; 74 of which are needed at prices affordable to households earning 30% of AMI or less, 53 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 25 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 384 new housing units.

The housing implementation plan component describes that the City will consider tax increment financing (TIF), housing bonds, and tax abatement for projects that offer housing affordable at 80% AMI or below. The Plan also indicates that the City will be supportive of cooperative conversions of manufactured home parks in the future. The City states that they will consider requests for Livable Communities funds for transit-oriented development with units affordable at or below 50% AMI.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. Because the City has a municipal public water supply system, the Plan is required to and incorporates a Local Water Supply Plan (LWSP). The DNR approved the St. Anthony Village LWSP in a letter to the community dated November 20, 2018.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Kyle Colvin, ES – Engineering Programs (651-602-1151)

The Plan indicates the City is fully served by the local sanitary sewer collection system that ultimately flows into the Metropolitan Disposal System, and that there are no public or privately-owned Community Wastewater Treatment Systems or individual SSTS in operation in City.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is complete and consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is silent on the presence of viable aggregate resources in the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, indicates that there are no viable aggregate resources available for mining in the fully developed community.

Historic Preservation

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. St. Anthony Village currently has no historic buildings or sites listed on the National Register of Historic Places or determined eligible for listing.

Plan Implementation

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Plan addresses implementation in Chapter 10. It includes a matrix of actions and strategies that addresses land use, housing, transportation, sanitary sewer, water supply, surface water, and sustainability. It identifies responsibility parties, timeframe, and funding source. Chapter 10 also address the role of zoning in the implementation of the comprehensive plan including suggested zoning code updates. The Chapter also incorporates the City's Capital Improvement Program.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

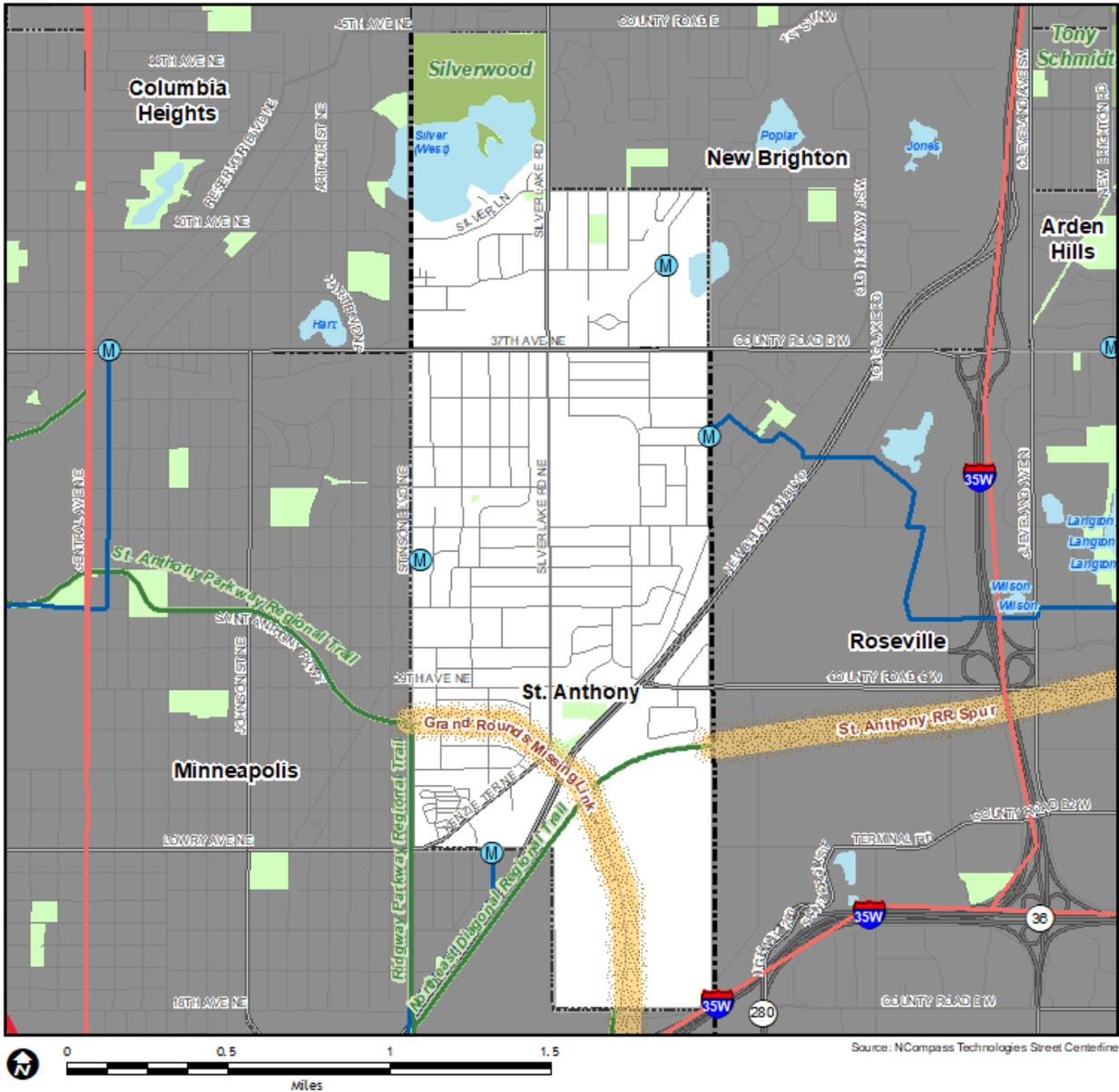
In response to the 2015 System Statement, the City submitted the following documents for review:

- March 16, 2018: St. Anthony Village Preliminary 2040 Comprehensive Plan
- December 20, 2018: St. Anthony Village 2040 Comprehensive Plan
- August 27, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Land Use, Housing, Wastewater, Surface Water Management, and Water Supply.
- August 28, 2019: St. Anthony Adopting Resolution
- September 17, 2019: Revised Comprehensive Plan
- January 17, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Forecasts, Land Use, Housing, Wastewater, Surface Water Management, and Implementation.
- February 10, 2020: Revised Comprehensive Plan

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
2040 Transportation System Policy - adopted January 2015
- Existing
 - - - - Planned Current Revenue Scenario
 - · - · - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario

- Regional Highway System**
- Existing Principal Arterials
 - - - - Planned Principal Arterials
 - Existing Minor Arterials
 - - - - Planned Minor Arterials
 - Existing Other Arterials
 - - - - Planned Other Arterials

Recreation Open Space

- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - ▨ Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - - Existing (Not Open to Public)
 - · - · - Planned

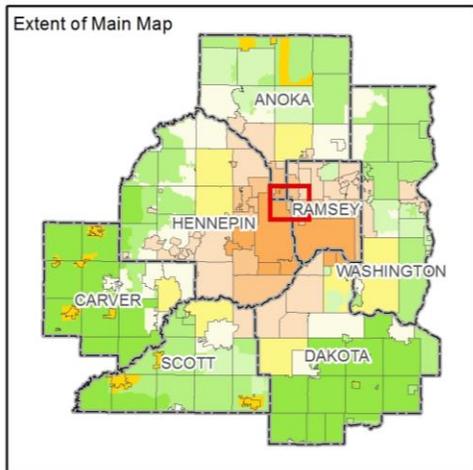
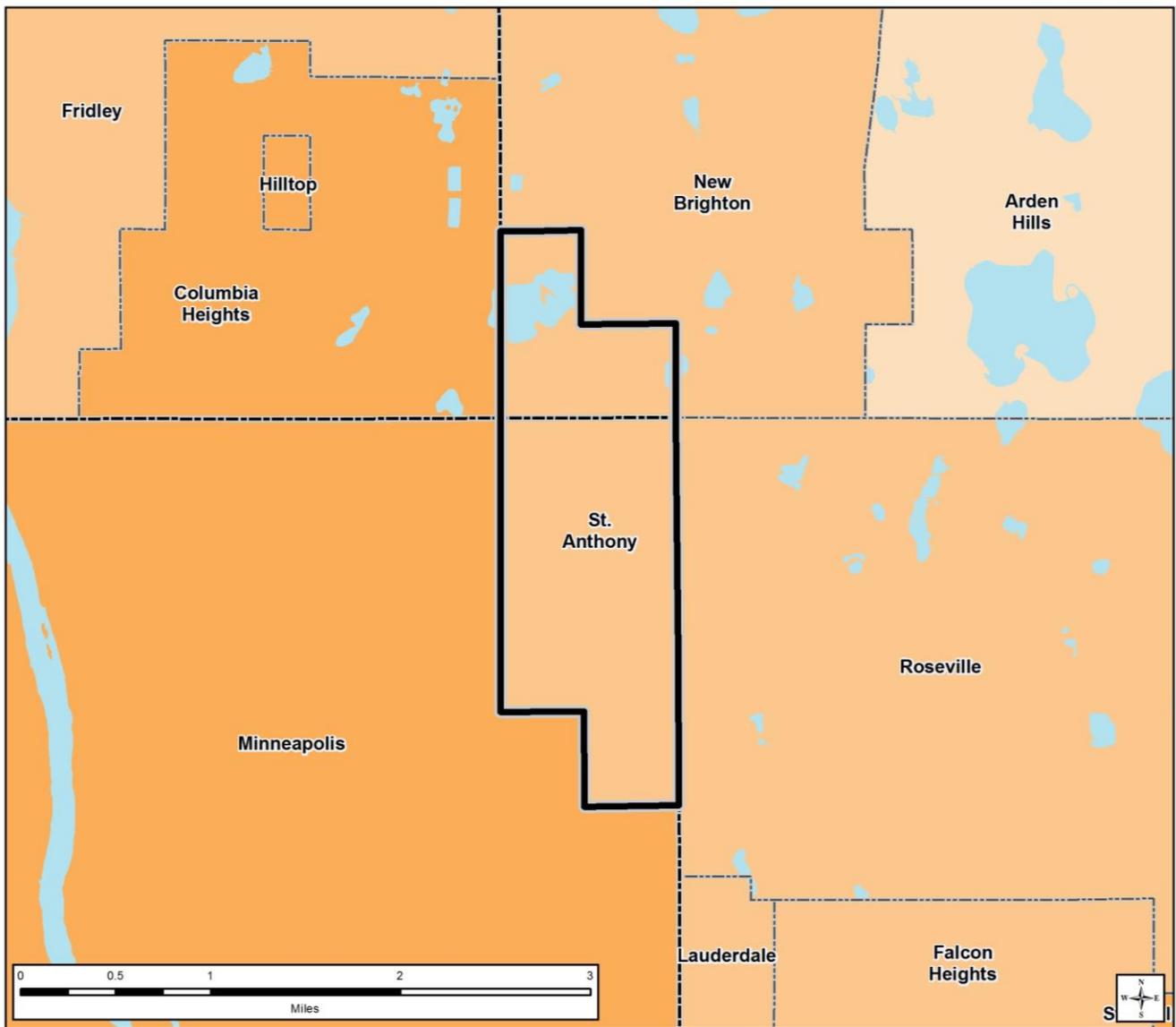
- Wastewater**
- M Meters
 - L Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- ▨ Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

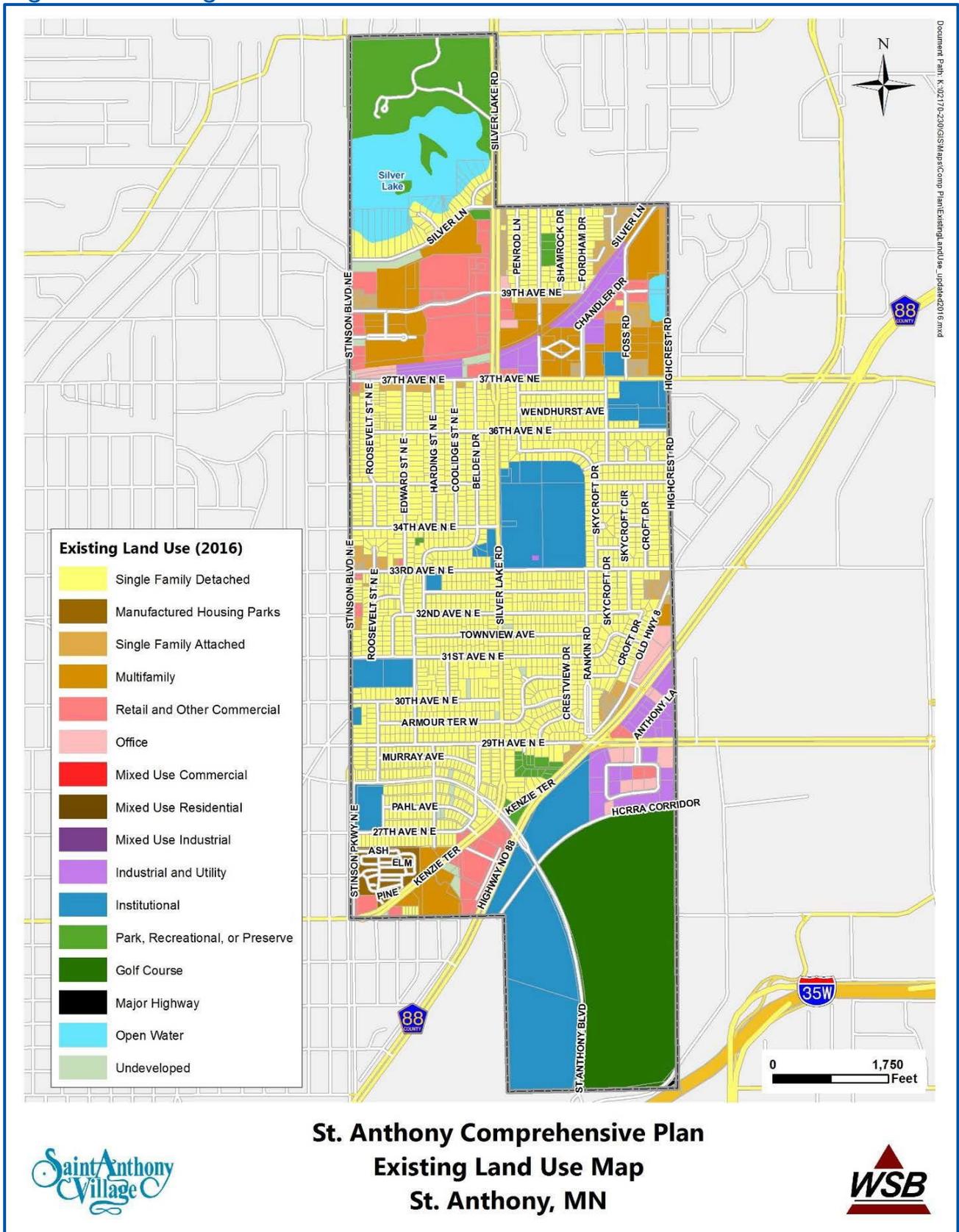
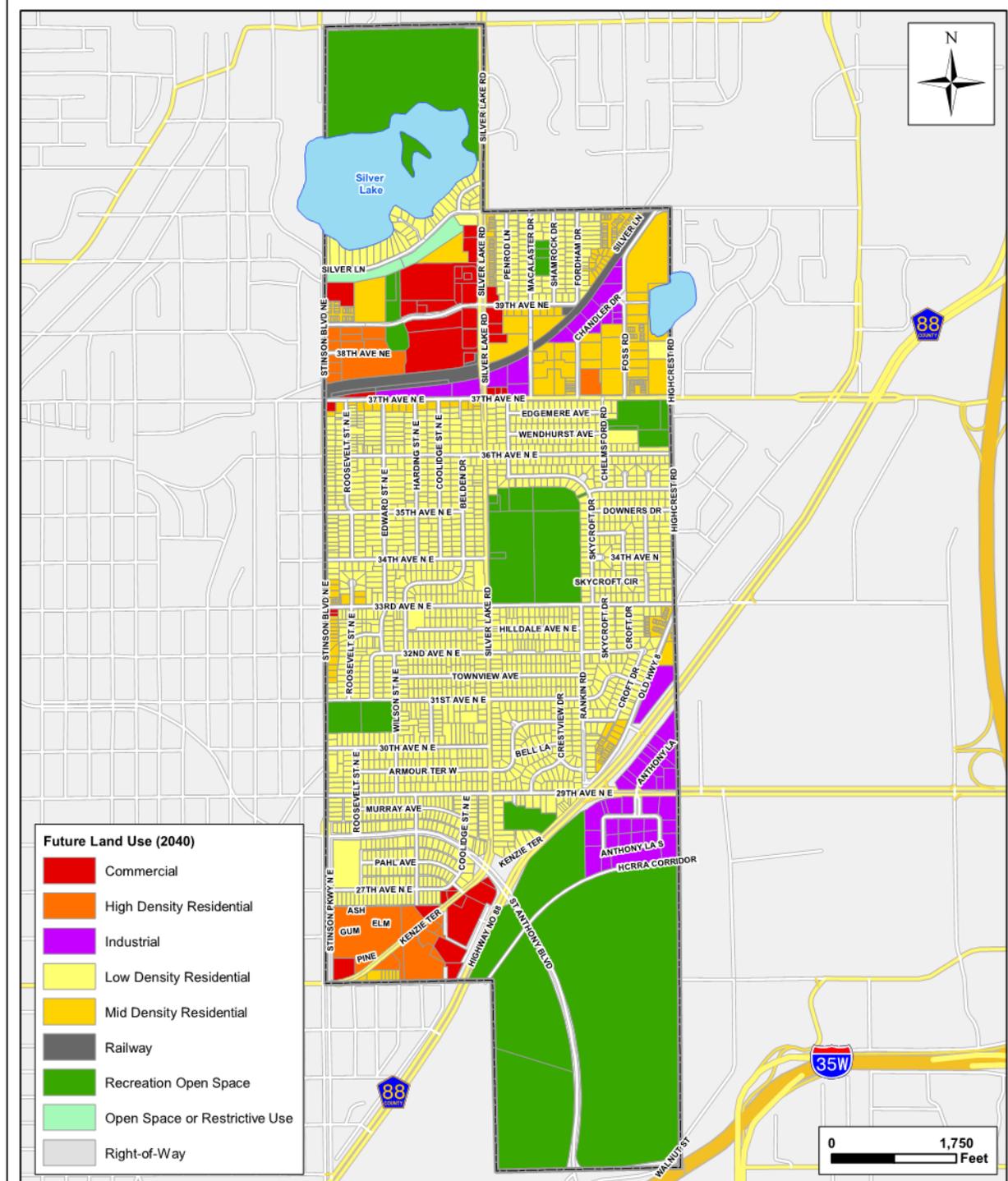


Figure 4. 2040 Future Land Use



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**St. Anthony Comprehensive Plan
Final Draft 2040 Future Land Use Map
St. Anthony, MN**



Figure 5. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

St Anthony

Hennepin and Ramsey Counties
 Council Member Abdirahman Muse, District 8

2021-2030 share of regional need for Affordable Housing: **152 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	19.20		20		100%		384
Total	19						384

Sufficient/(insufficient) units possible against share of regional need: **232**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **232**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

